

OFFERING MEMORANDUM

76  
TOKENEKE  
ROAD  
DARIEN | CONN.



NEWMARK

# EXECUTIVE SUMMARY

Newmark is bringing to market a first-class office building located at **76 Tokeneke Road** (CT Route 136). The property is situated in a coveted neighborhood of Darien, CT that provides a great opportunity for an owner/user who is looking for 7,803 square feet of office space situated close to the train and central business district. The two-story office building was built in 2007 and has been recently updated. It sits on .43 acres and has ample parking with 3 cars per 1,000 square feet and will be delivered vacant for a single use or multiple use tenants. The beautiful New England style architectural design and attractive landscaping make this a welcoming place of business for employees and customers alike.

Darien is an affluent Fairfield County community of approximately 21,000 residents situated 1 hour from New York City and has one of the highest average household incomes of any town in the country. With two train stations, and easy access to both I-95 and the Merritt Parkway; Darien is a commuter's dream and a wonderful place to work.

**2**

FLOORS

**25**

PARKING SPOTS

**100**

PERCENT VACANCY

**7,803**

SQUARE FEET

## INVESTMENT HIGHLIGHTS

- 1 ATTRACTIVE OPPORTUNITY FOR OWNER USER**
- 2 TRANSIT ORIENTED LOCATION CLOSE TO DOWNTOWN**
- 3 AMPLE PARKING AT 3 SPACES PER 1000 SQUARE FEET**
- 4 RECENT CONSTRUCTION WITH UPDATED FINISHES**
- 5 PRIVATE SETTING WITH NO OTHER BUILDING ENCROACHMENT**
- 6 PRIME FRONTAGE ON ONE OF DARIEN'S BUSIEST CORRIDORS**

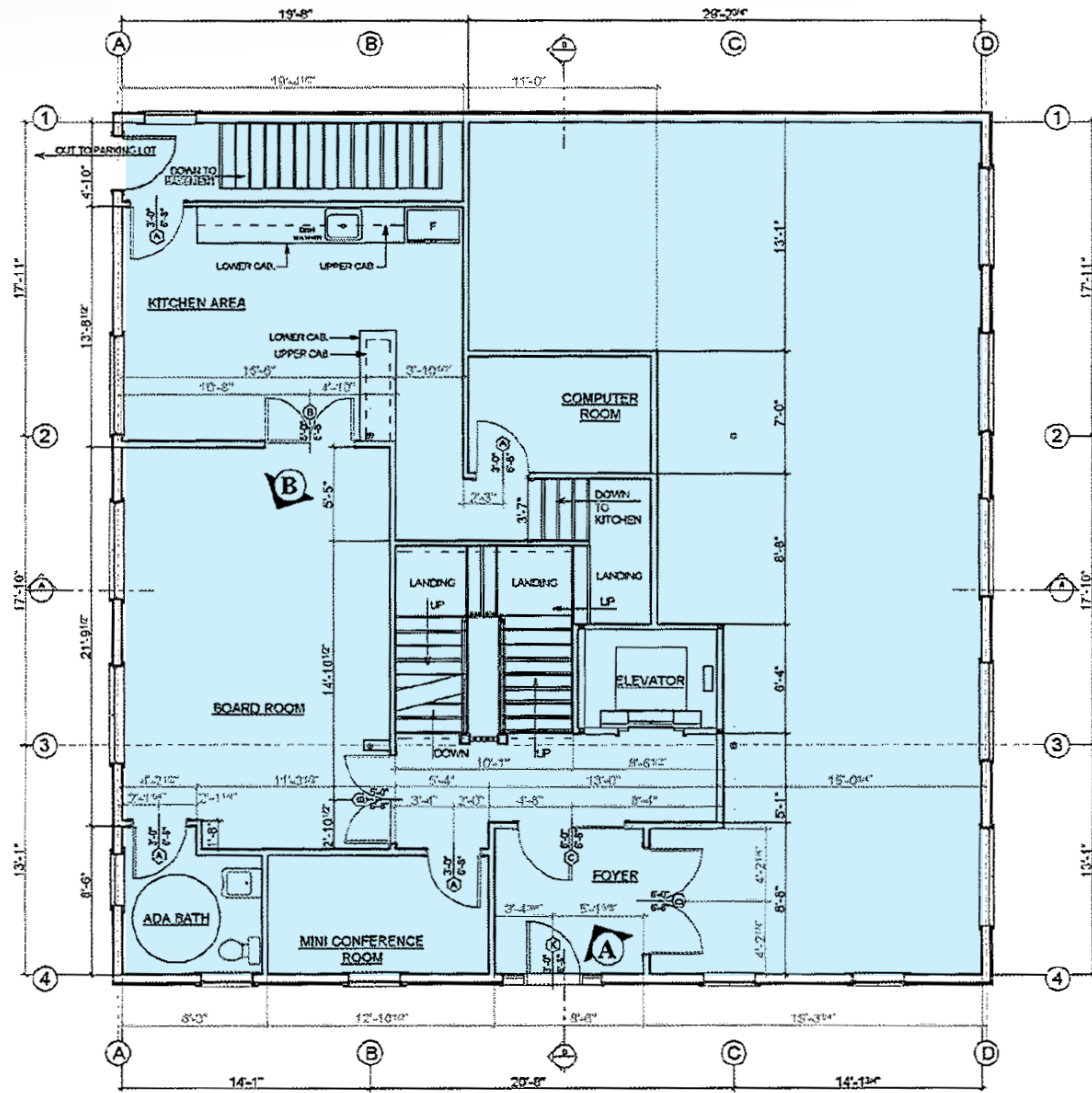
**PRICING AVAILABLE UPON REQUEST**

## INTERIOR PHOTOS

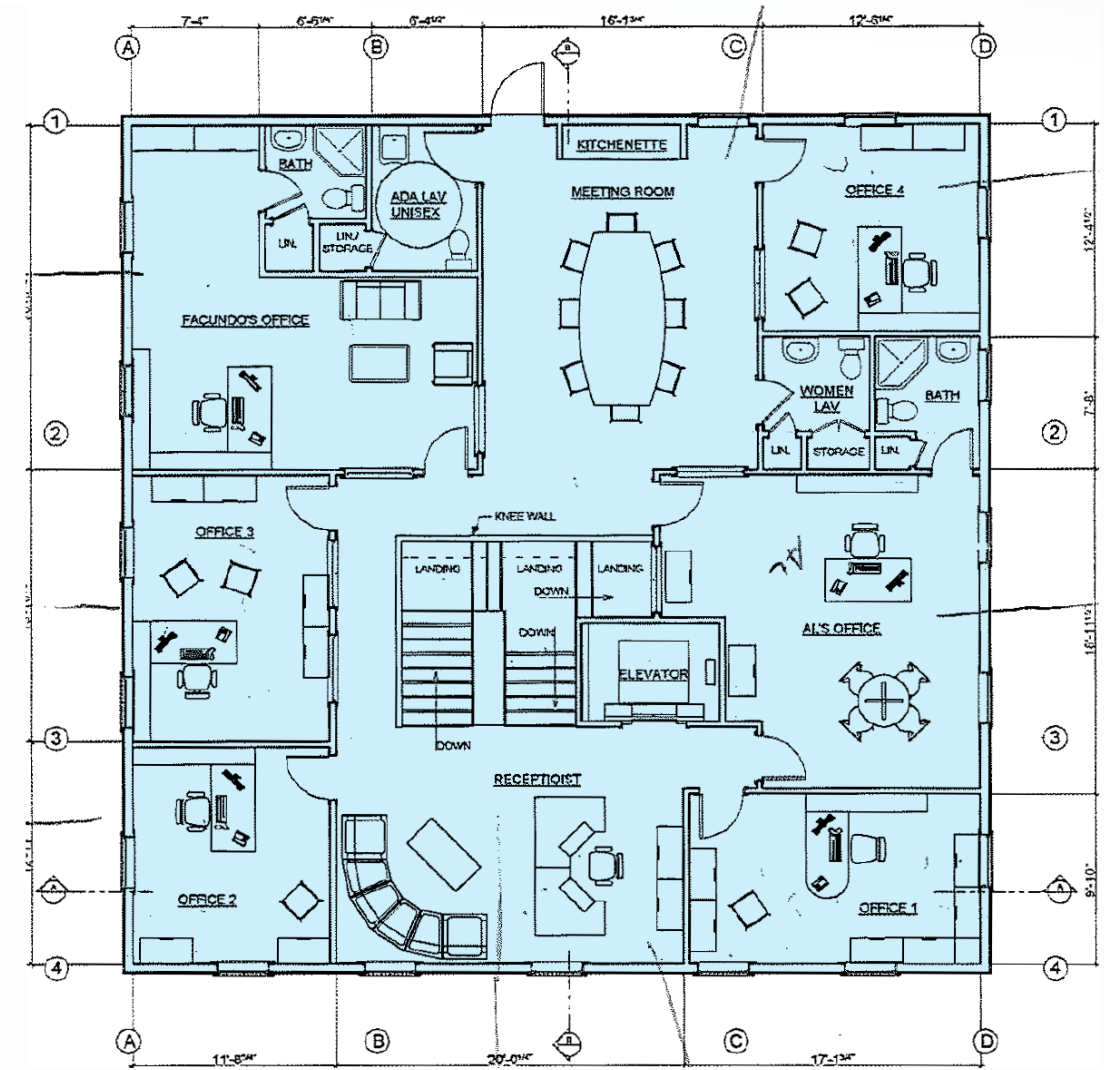


# FLOOR PLANS

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR



Exclusively Offered by:

**NEWMARK**

680 Washington Boulevard, 8th Floor  
Stamford, CT 06901

**76 TOKENEKE ROAD**



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